



2 Kinlouch Gardens, Rosewell, Midlothian, EH24 9BF

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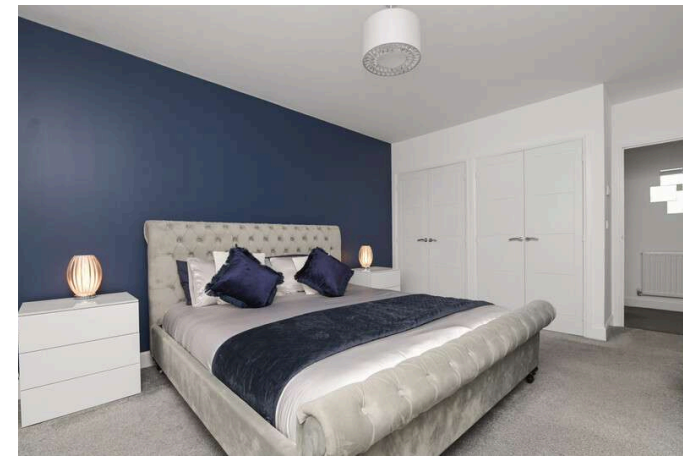
McDougall McQueen are delighted to present to the market this stunning, bright, spacious and modern five-bedroom executive detached villa built by Miller Homes around 2015. The property is set in a much sought after, small and desirable modern residential estate (Roselea) on the edge of the lovely Midlothian village of Rosewell. Conveniently located, this property is within walking distance of all local amenities and activities including two well respected primary schools, local shopping, a golf course, lovely countryside walks and cycle paths. All in all, the village provides the perfect balance of semi-rural countryside living with a host of various amenities and activities locally whilst providing a fast and efficient commute to Edinburgh and the Scottish Road Network. The property is offered for sale in as new turn key condition throughout having been maintained and improved to a very high standard by its current owners. It will make a lovely home for professional couples or those with a growing family and is sure to prove very popular with many potential purchasers. There are private garden grounds to the front, side and rear of the property which are ideal spaces for outside entertaining and child play areas. A Monoblock driveway provides off street parking for several cars and access to a detached garage which has both light and power. In addition, there are ample visitor parking spaces provided throughout this lovely landscaped estate. We would advise viewing at your earliest convenience to avoid the disappointment of missing out on this superb family home.

- Entrance hallway with large under-stair store cupboard
- Ground floor WC
- Bedroom five/study/play room with bay window to the front
- Bright and spacious sitting room, front facing window with feature electric fire and surround
- Stunning, modern and spacious fitted kitchen, dining and family room area with French doors and windows to the

- rear, a range of base and wall units with quality integrated appliances including five ring gas hob, glass splashbacks, extractor, oven, integrated microwave, fridge freezer and dish washer, dining and family room area
- Good sized utility room with base and wall units with side garden access







- Upper hallway with airing cupboard and loft access
- Wooden folding ladder loft access to part floored loft
- Main bedroom with window to the front and built-in his and hers wardrobes
- Excellent en-suite shower room with double shower, wc and sink
- Bedroom two with window to the front and built-in wardrobes
- Bedroom three with window to the rear
- Bedroom four with window to the rear
- Lovely family bathroom with four-piece white suite, featuring a bath, separate shower cubicle, wc and sink
- Gas central heating and double glazing
- Private gardens to the front, side and sunny rear gardens which make the ideal space for outside entertaining
- Monoblock driveway providing off-street parking for several cars
- Detached garage with pitched roof, light and power
- Additional visitor parking spaces throughout the estate





Location

Rosewell itself is located approximately ten miles South of Edinburgh with the larger Midlothian towns of Penicuik, Bonnyrigg, and Dalkeith only a short drive away, as is the Straiton Retail Park, with a host of shops and retail outlets including Next, Nike, M & S Food, Costco and Ikea. Transport links to the City of Edinburgh are excellent with a local bus service in operation and train stations again only a short drive away at nearby Newtongrange, Gorebridge and Eskbank. Edinburgh City Bypass, the M8 and A1 are also easily accessible linking major commuter routes throughout Scotland and the South. Rosewell offers a number of local amenities and two Primary schools with further secondary education available at neighbouring Midlothian towns of Bonnyrigg and Penicuik.

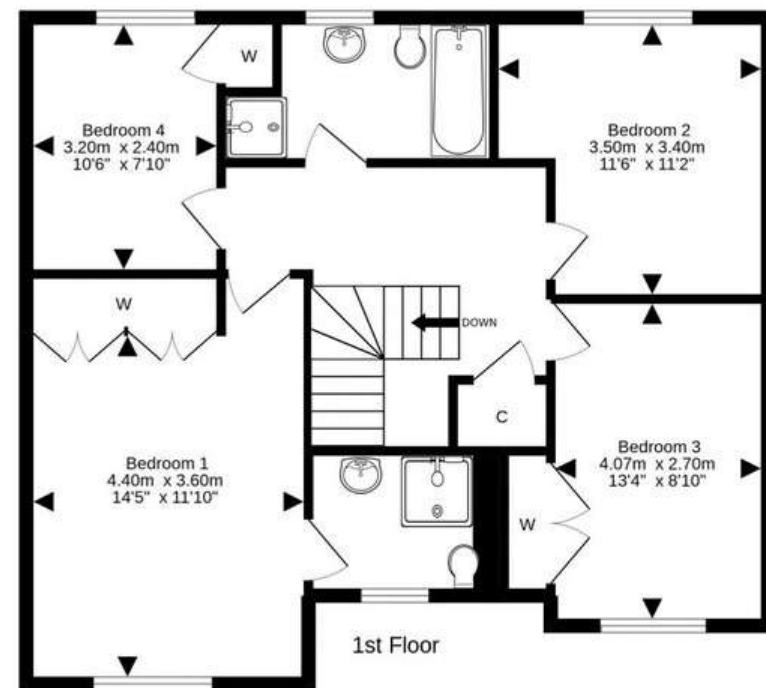
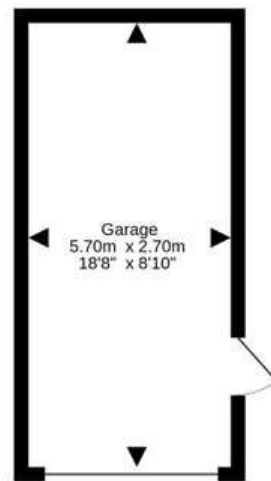
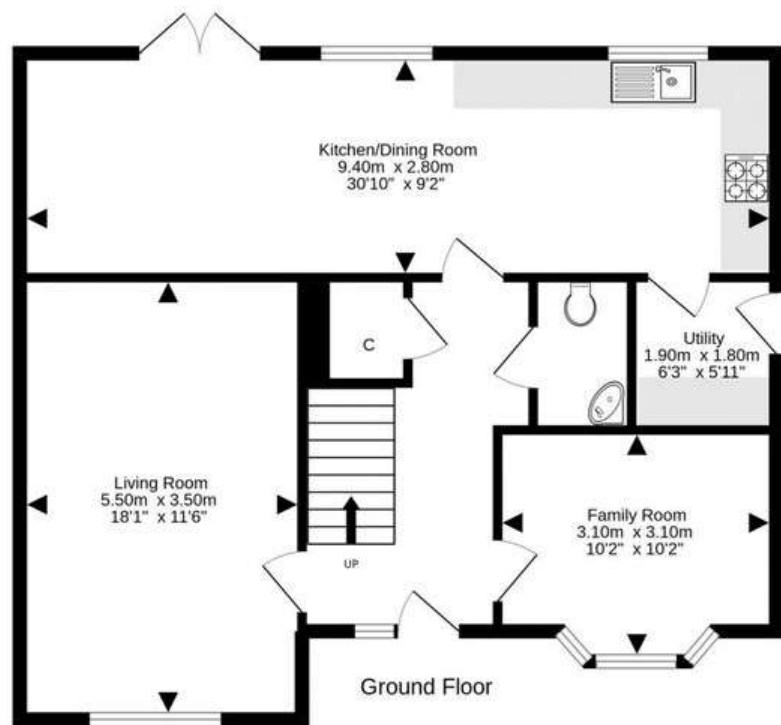
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation with the seller and subject to offer.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - B



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

